

**MINUTES  
TOWN OF FORT MILL  
HISTORIC REVIEW BOARD MEETING  
June 14, 2016  
Spratt Building (215 Main Street)  
4:30 PM**

Present: Louis Roman, Jonathan Mauney, Carolyn Blair, Melissa White, Chip Heemsoth, Assistant Planner Chris Pettit

Absent: Dan Dodd, Nik Radovanovic

Guests: Chris Mannix (Kuester), Chip Smith (100 & 102 Main Street), Lynn Blackwell (223 Main Street)

**CALL TO ORDER**

Chairman Roman called the meeting to order at 4:30 p.m.

**APPROVAL OF MINUTES**

Ms. Blair made a motion to approve the minutes from the May 10, 2016 meeting as presented, with a second by Mr. Heemsoth. The minutes were approved by a vote of 5-0.

**NEW BUSINESS**

1. **Request for Certificate of Appropriateness: 223 Main Street:** Lynn Blackwell, the property owner of 223 Main Street (Main & Gray), provided a brief overview of the request, the purpose of which was to approve modifications to the rear façade of the building. Ms. Blackwell provided a sketch showing the proposed modifications, which mainly consisted of the addition of windows to the upper floor and modifications to the rear awning to allow for the windows.

Ms. Blair questioned whether the new windows would match the existing windows, to which Ms. Blackwell noted that they would be the same width but not quite as tall.

Ms. Blair made a motion to approve the request for certificate of appropriateness as presented. Mr. Heemsoth seconded the motion. The motion was approved by a vote of 5-0.

2. **Request for Preliminary Certification (Bailey Bill): 100 & 102 Main Street:** Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to approve preliminary certification for the purposes of obtaining “Bailey Bill” tax credits for the project. Mr. Pettit reminded the board that at their previous meeting in May the exterior design had been approved in concept and that the purpose of the June meeting was to formally approve the preliminary certification for the rehabilitation project by noting compliance with all standards of rehabilitation as noted in the town’s “Bailey Bill” tax credit ordinance.

Chip Smith, owner of 100 & 102 Main Street, spoke to the project in relation to how it met the required standards of rehabilitation. Chairman Roman went through the standards asking for any further discussion from the board. Hearing none, Chairman Roman called for a motion.

Mr. Heemsoth made a motion to approve the project as eligible and to grant preliminary certification approval. Ms. Blair seconded the motion. The motion was approved by a vote of 5-0.

There being no further agenda items, Chairman Roman asked if the board had any comments or questions. Ms. Blair questioned whether 227 Main Street was given approval to change out the windows on their Main Street storefront. Assistant Planner Pettit noted that the windows were changed without the property owner requesting approval and/or notifying the town. Chairman Roman requested that an item be placed on the next agenda for the boards review.

Ms. White questioned the status of the former Knife Shop on Main Street, to which Mr. Pettit noted that he was unaware of any status updates. Chris Mannix with Kuester Commercial noted that Kuester had the property under contract and plans to renovate the property for a future undetermined use.

There being no further business, the meeting was adjourned at 4:50 p.m.

Respectfully submitted,

Chris Pettit, AICP  
Assistant Planner